

THE OWNER'S ASSOCIATION AT INDIAN CREEK

December 31, 2007

Volume 4 Issue 4

Published by Philip Nelson

EMERGENCY NUMBERS:

Fire
Rocksprings
(830) 683-4111
Barksdale
(830) 234-3473
Camp Wood
(830) 597-6100

Border Patrol
(830) 683-2255

EMS
Rocksprings
(830) 683-3305
Camp Wood
(830) 597-4200

Sheriff & Highway Patrol
(830) 683-4104



Don't Forget

Quarterly Gathering

When:
January 19th
Saturday
1pm

Where:
Indian Creek Airstrip

This is a Potluck event. Bring a tasty dish and share your hunting stories with fellow Indian Creek Land owners.

Message from the Association President:

Greetings Fellow land owners:

First I want to wish you and your family a Happy and Safe Holiday Season! I have always been told as you get older, time seems to fly by, and so I guess I am at the older stage in my life, because this year has flown by. This past year was eventful, we had some challenging times with the rains, water repairs seem to be more reliable, almost had a gate installed on phase VII, Elk and Deer herds have improved, roads are in better shape than when we started the year, lost a few members and gained more to take their place. We had a good turnout at our annual meeting and maybe this year we will have an increase at our quarterly gatherings. Our next quarterly gathering will be 1pm on Saturday January 19th, 2008 at the air strip. This is good time to bring the family and get to know your fellow land owners. We do not use association funds for this event, so please bring your favorite dish, beverage of choice, horse shoes, washers and some good hunting stories. We will have a grill if you need one. Hope to see ya there!

Road maintenance and water repairs will continue to be the primary source for our association expenditures in 2008. I will meet with both contractors this year and try to establish a long term plan to help reduce these expenses for future years. One item I am currently working on is finding a valve that can withstand the freezing temperatures. I have a sample valve on order and hope to have it in a few weeks. Please continue to notify a board member if you see a water leak or road in need of repair. Please do not turn off the valves - turn off the pump supplying the line instead.

We are proposing to change the annual meeting to the month of September, so we can have the harvest numbers and elk drawings before the Archery season. Please let me know if you have a concern with moving the meeting.

Game management is a big part of our association and is the reason our deer/elk herd has continued to improve. It is very important that all members use the game log to show all harvested game. Even if you may have miss judged the age and harvested a younger buck, we need the information to accurately control the deer herd. Enclosed is the survey for the 2007 season, Please complete and return by March 1st. You can fax it to my work 210-362-3622 or email it to a board member. Randy Wood has graciously volunteered to be the head of our Game Management Committee. Randy will have a section in our next news letter to outline our Plan for 2008.

The Board has established a Calendar of events for 2008, so you can plan ahead for some of the dates. We will update it at each quarterly news letter. Thanks for all your support in making this a strong and successful Association!

Jimmy Yarbrough

VICE PRESIDENT'S REPORT

I hope this newsletter finds everyone ok.

During the annual meeting, I promised that during my tenure as Vice President I would be getting with everyone on possible variances to the deed restrictions. These variances will only be granted if they make sense. One member complained about fences being too close to the roadway, causing the grading to be done more on his property (resulting in the loss of a mature Pinion pine tree). No variances will be allowed for the 60' road easement – this easement is needed for the grading to be done. Likewise no variances will be allowed for deer blinds and feeders too close to a boundary – we simply don't want this situation at the ranch. For homes and other structures within 200' of the line, we'll be glad to work with you. We just need to get this situation under control or we will have no control at the ranch. We definitely don't want our ranch to start looking like some of these run-down hunting camps I'm sure most of you have seen. I'm attaching Articles 2-5 of the protective covenants, conditions, and restrictions on the property. These Articles cover all of the items in question. If anyone wants the full document, let me know. It is 17 pages in length and over 5MB in size for those who want it emailed.

Another thing I agreed to do was to look at the Articles of Incorporation, the Bylaws, and the Deed Restrictions to make sure they all agree with each other. Some people have brought up some inconsistencies, and I'll work to get them resolved.

Having said all of this, I probably won't begin this work until February because of a family health situation. If any of you know of a particular situation that needs to be resolved, please let me know and I'll check into it as soon as I can.

Thanks, and we'll see you at the ranch!

Bill Wilson

SECRETARY/TREASURER REPORT

Howdy all!!!! How about those AGGIES!!!!

Ok to the real reason for this report:

I will be sending out the invoices for dues by the 2nd week of January expecting them back by the end of February – we need to make sure we get these in as quickly as possible due to the possible need for water or road work.

The invoices will be considered late if not post marked by March 31st 2008.

We are in good shape financially going into 2008 thanks to Bill Wilson who really has busted his hump on the treasurer's duties.

Treasurer's Report as of 31 Dec 07

Balance brought forward from 2006:	\$1,575.37
Total Income in 2007:	\$45,355.22
Annual Assessments (includes prior year)	\$34,389.22
Special Assessments	\$6,600.00
Raffle Sales	\$2,416.00
Elk Lottery	\$1,950.00
Total Expenses in 2007:	\$32,398.15
Road Work	\$13,775.00
Water System Maintenance	\$10,839.65
Wildlife Biologist	\$0.00
Electric Bills	\$4,944.14
Annual Meeting	\$467.03
Grounds Maintenance	\$1,703.53
Property Taxes	\$216.51
Administrative Expenses	\$54.20
Raffle Expenses	\$398.09
Current Balance:	\$14,532.44

Thanks,
James Hutchison

OWNERS ASSOCIATION AT INDIAN CREEK CONTACTS:

President

Jimmy Yarbrough, (210) 362-6320, e-mail: jry4275@aol.com,
2793 Valencia Lane, Schertz, TX 78154

Vice President

Bill Wilson, (210) 536-1871 or (210) 658-6814, e-mail: wilsonwr@earthlink.net,
161 Sage Drive, Universal City, TX 78148

Secretary/Treasurer

James Hutchison (281) 414-4520 e-mail: james.hutchison@wachovia.com
9014 Guinness Court Houston, TX 77095

Wildlife Game Biologist Consultant –

Michael Gutierrez, (210) 288-0008,
e-mail: mgutierrez10@satx.rr.com, 5222 Charolais, San Antonio, TX 78247

Wildlife Management Committee Co-Chairmen –

Coy Fontenot, (979) 830-8374, e-mail coyfontenot99@hotmail.com
Randy Wood, (830) 683-4537

Security Committee Chairman

Chuck Bocock, (830) 415-8040; e-mail: Bocock5@hotmail.com

Newsletter Editor

Philip Nelson, (210) 863-0360; e-mail: PNelson@newtek.com

Indian Creek Ranch CLASSIFIEDS SECTION

FREE for members

\$50 charge for a business or service listing – full page ad - \$100
Submit ads to Philip Nelson - pnelson@newtek.com

Have some Indian Creek Property or equipment on the ranch you want to sell? Give you fellow Associations members first shot! Property, Guns, Equipment, Blinds, Feeders and more

- **For Sale** – 1979 Airstream 31' Sovereign Land Yacht – \$2,900 OBO Trailer is already on property, Phase IV, Lot 21. If interested contact Philip Nelson 210.863.0360 or pnelson@newtek.com

Indian Creek Ranch 2008 Calendar

<p>January</p> <p>-Quarterly gathering Saturday 19th 1PM at air strip</p> <p>-Invoices mailed</p>	<p>February</p>	<p>March</p> <p>-Please return game survey's</p> <p>-Annual fee's are due</p>	<p>April</p> <p>Quarterly gathering on Saturday 28th 1pm at air strip</p> <p>-Turkey season opens (good luck)</p> <p>-Quarterly Newsletter</p>
<p>May</p>	<p>June</p>	<p>July</p> <p>-Quarterly gathering Saturday 21st 1 Pm at air strip</p> <p>-Game spotlight survey</p> <p>-Quarterly Newsletter</p>	<p>August</p> <p>-Game spotlight survey's</p>
<p>September</p> <p>-Annual Meeting Saturday 22nd 11am at air strip</p>	<p>October</p> <p>-Quarterly Newsletter</p> <p>-Annual meeting minutes to be distributed</p>	<p>November</p> <p>-Happy Hunting</p>	<p>December</p> <p>Happy Hunting & Holiday Season</p>

Indian Creek Ranch

New Association Members

We would like to welcome the new members to the Indian Creek Ranch crew!

We hope that you join us in making Indian Creek Ranch one of the premier hunting ranches in the Edwards Plateau. As we work together to increase the quality of game, it's a good idea to get to know your neighbors and help each other achieve our goals.

- Phase 1 / Lot 9
Renee and Kenny Bonnet –
Home: 512-695-3827
10508 Loring Dr. Austin Texas 78750
Renee.Bonnet@brightnow.com

- Phase 3 / Lot 6 – Co-Owners
Sandra & Fernando Orvananos
Home: 210-520-2060
Cell: 210-882-9203/210-882-9204
6511 Maverick Oak San Antonio, TX 78240

- Jay & Kayden Britain**
Home: 830-755-9070
Cell: 210-912-6598 / 210-336-1340
128 Sage Canyon Boerne, TX 78006
krisinger@hotmail.com